High-Visibility Commercial Site on Dixie Highway

5992 Dixie Highway
Clarkston, MI 48346

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TDG COMMERCIAL

APPROX. 300 FT OF DIXIE HIGHWAY FRONTAGE • C-3 HIGHWAY COMMERCIAL ZONING • APPROX. 31,000 TO 34,000 VEHICLES PER DAY

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PROPERTY SUMMARY

Sale Price:
$700,000

Sale Type:
Real Estate Only

Zoning:
C-3 Highway Commercial

Parcels:
Two, Contiguous

Frontage:
Approx. 300 Ft on Dixie Highway

Traffic Count:
Approx. 31,000 to 34,000 VPD

AVAILABILITY SUMMARY

TDG Commercial is pleased to present 5992 Dixie Highway in Clarkston, Michigan, a two-parcel commercial site in the Charter Township of Independence offered at $700,000. The offering consists of parcels 08-33-302-010 and 08-33-302-011, held together under single ownership and improved with existing retail, greenhouse, and related nursery structures. This is a real estate-only transaction. No business, inventory, or goodwill is included in the sale.

The defining feature of the offering is the site itself. The two parcels combine for approximately 300 feet of frontage on Dixie Highway, subject to verification, along a stretch of the corridor that carries roughly 31,000 to 34,000 vehicles per day according to published traffic counts. Both parcels are shown in public record as C-3 Highway Commercial, the township's principal highway-oriented commercial district, and the site is served by public sewer with approximately 12 surface parking spaces on the improved parcel. Assembled highway frontage of this length rarely comes to market in one transaction along this corridor. The buyer acquires a contiguous, single-owner site with depth behind the frontage, direct vehicular access, and an established commercial address between the Village of Clarkston and the Waterford Hill corridor. Within three miles the trade area holds approximately 42,875 residents, 17,680 households, a median household income of approximately $90,395, and roughly 17,773 daytime employees.

The site suits a range of forward plans, including renovation of the existing improvements, repositioning, adaptive reuse, or redevelopment, in each case subject to zoning, municipal approvals, and buyer due diligence. Marketing materials reference the current zoning designation only. No specific future use is represented or promised, and any proposed use is subject to Charter Township of Independence approval.

Property Highlights

- **Highway Frontage:** Approximately 300 feet along Dixie Highway across two contiguous parcels, subject to verification.
- **Zoning:** Both parcels shown in public record as C-3 Highway Commercial in Independence Township.
- **Traffic Exposure:** Published counts of roughly 31,000 to 34,000 vehicles per day on the adjacent corridor.
- **Single Ownership:** Two parcels conveying together, so no assembly risk and no second negotiation.
- **Utilities and Parking:** Public sewer serving the site and approximately 12 surface parking spaces.
- **Flexible Path Forward:** Renovation, repositioning, adaptive reuse, or redevelopment, subject to zoning and approvals.
- **Offering Terms:** $700,000, real estate only, existing improvements offered in as-is condition.

WHY THE SITE WORKS

- Frontage and visibility on one of North Oakland County's busiest commercial corridors
- C-3 Highway Commercial is the township's broadest highway-oriented commercial district
- Two contiguous parcels already assembled under one owner
- Depth behind the frontage for parking, circulation, or building area
- Public sewer already serving the site

PATHS TO VALUE

- Renovate and reoccupy the existing improvements
- Reposition the site for a new commercial user
- Adaptive reuse of the existing structures
- Redevelop the site, subject to zoning and approvals
- Hold the frontage as a long-term corridor position

SITE & ZONING

SITE DETAIL	SPECIFICATION
Address	5992 Dixie Highway, Clarkston, MI 48346
Municipality	Charter Township of Independence
County	Oakland County, Michigan
Parcel IDs	08-33-302-010 and 08-33-302-011
Total Site Area	1.86 acres
Frontage	Approx. 300 feet on Dixie Highway, subject to verification
Zoning	C-3 Highway Commercial (both parcels, per public record)
Existing Improvements	Approx. 11,652 SF of retail, greenhouse, and related improvements, subject to verification
Year Built	1926 (per public record)
Parking	Approx. 12 surface spaces
Sewer	Public
Traffic Counts	Approx. 31,000 to 34,000 vehicles per day on Dixie Highway
Current Use	Retail, greenhouse, and nursery
Offering	Real estate only; no business, inventory, or goodwill included

Highlights

ZONING & APPROVALS

Both parcels are shown in public record as C-3 Highway Commercial within the Charter Township of Independence. C-3 is the township's highway-oriented commercial district and is the classification applied along this stretch of the Dixie Highway corridor. The zoning designation is provided for reference only.

- Permitted Uses: permitted and special land uses are subject to confirmation directly with the Charter Township of Independence.
- Site Plan Review: any change of use, expansion, or redevelopment is subject to township site plan review and approval.
- Access and Frontage: curb cuts and access along Dixie Highway are subject to review by the applicable road authority.
- No Use Represented: no specific future use is promised or represented, and all proposed uses are subject to municipal confirmation.

Parcel	Legal Description	Zoning	Land Use of Record
08-33-302-010	T4N, R9E, Sec 33 Townsend's Sub Lot 77	C-3	Commercial, vacant
08-33-302-011	T4N, R9E, Sec 33 Townsend's Sub Lots 78 & 79	C-3	Nursery, improved

OPPORTUNITY OVERVIEW

This offering is driven by land, frontage, and position rather than by in-place income. The value proposition is straightforward: a buyer acquires an assembled, contiguous commercial site on a high-volume corridor, with the flexibility to renovate, reposition, reuse, or redevelop, subject to zoning, municipal approvals, and buyer due diligence.

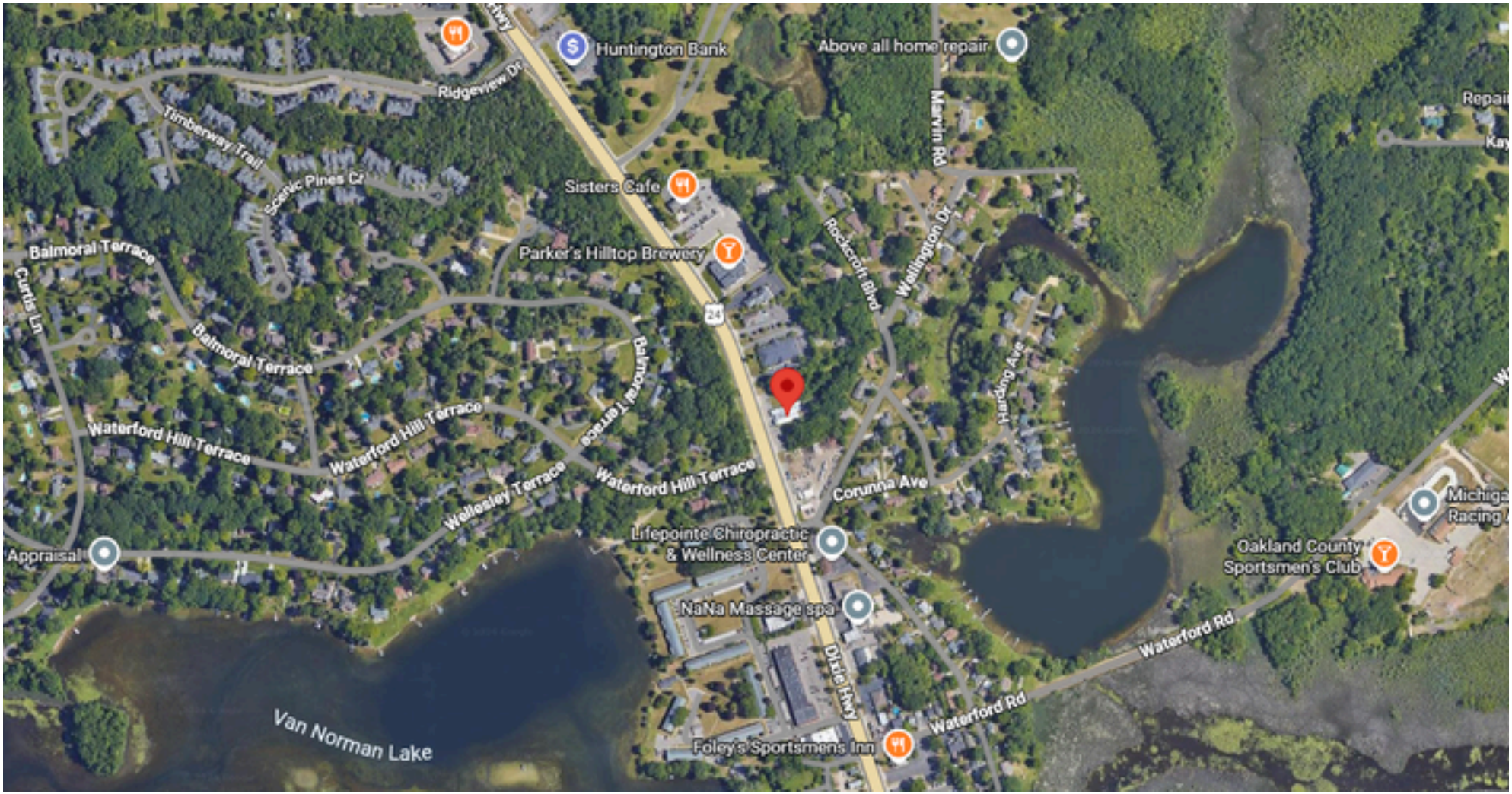
THE SITE

- **Assembled Frontage:** two contiguous parcels deliver approximately 300 feet of continuous frontage on Dixie Highway, subject to verification, which is a length that is difficult to assemble on this corridor today.
- **Usable Depth:** the parcels run back from the highway, giving a buyer room behind the frontage for parking, circulation, display, storage, or building area, subject to zoning and approvals.
- **Single Ownership:** both parcels convey in one transaction from one owner, which removes the assembly risk, holdout risk, and timeline drag that normally attach to a site of this width.
- **Utilities in Place:** the site is served by public sewer, and existing improvements, drives, and parking areas mean the site is already developed rather than raw ground.
- **Existing Improvements:** approximately 11,652 square feet of retail, greenhouse, and related structures sit on the improved parcel, subject to verification, offered in as-is condition and available for a buyer to evaluate for reuse.
- **Clean Offering Structure:** real estate only, with no business, inventory, or goodwill included, which keeps diligence focused on the land and the entitlements.

THE LOCATION

- **High-Volume Corridor:** published counts on the adjacent stretch of Dixie Highway run roughly 31,000 to 34,000 vehicles per day, putting a business on this site in front of substantial daily traffic.
- **Established Commercial Address:** The site sits within the commercial corridor linking the Village of Clarkston and Waterford Hill, an area with a long-standing retail and service tenancy.
- **Trade Area Income:** median household income within three miles is approximately $90,395, and approximately $77,060 within one mile.
- **Daytime Population:** roughly 17,773 daytime employees within three miles support demand from workday as well as residential traffic.
- **Growing Base:** population within three miles is projected to grow approximately 1.90 percent between 2025 and 2030, with household growth of approximately 1.88 percent over the same period.
- **Regional Access:** Pontiac Amtrak Station is roughly 8.2 miles from the site and Bishop International Airport is roughly 28.7 miles, with Interstate 75 serving the broader corridor.

AERIAL & SITE OVERVIEW



DEMOGRAPHICS & TRAFFIC

The site sits inside an established North Oakland County trade area with a solid household income base, a meaningful daytime employment population, and projected growth in both population and households through 2030. The adjacent stretch of Dixie Highway carries substantial daily traffic volume.

TRADE AREA DEMOGRAPHICS

Demographics	1 Mile	3 Miles
Population	5,301	42,875
Households	2,407	17,680
Median Household Income	$77,060	$90,395
Median Age	44.4	44.5
Daytime Employees	2,010	17,773
Projected Population Growth 2025 to 2030	1.13%	1.90%
Projected Household Growth 2025 to 2030	1.12%	1.88%

TRAFFIC COUNTS

Collection Street	Cross Street	Vehicles Per Day	Distance
Dixie Highway	Dixie Highway N	31,384	0.09 mi
Dixie Highway	Dixie Highway N	34,271	0.12 mi
Dixie Highway	Dixie Highway SE	34,278	0.41 mi

BUYER PROFILE

This offering fits four distinct buyer types, each with a different path to value. What they share is an interest in frontage, visibility, and control of a commercial site on a corridor where assembled land is scarce.

Buyer Types

- **Owner Users and Retail Operators:** Businesses that need highway visibility and vehicular access, and that can occupy or improve the site for their own operation, subject to zoning and approvals.
- **Developers and Redevelopment Groups:** Buyers pursuing a new commercial project who need width of frontage, usable depth, and a site that is already served by public sewer, subject to zoning, municipal approvals, and buyer due diligence.
- **Commercial Investors:** Buyers seeking to improve and lease the site to one or more commercial tenants, using the corridor traffic and trade area income as the demand case.
- **Land Holders and Corridor Investors:** Buyers taking a long-term position on Dixie Highway frontage, with the option to hold, lease in the interim, or redevelop later, subject to zoning and approvals.

DILIGENCE

- **As-Is Improvements:** Existing structures are offered in as-is condition and buyers should evaluate their condition, suitability, and potential reuse independently.
- **Municipal Confirmation:** All proposed uses, site plans, and access modifications require Charter Township of Independence review and approval.
- **Survey and Boundaries:** Total site area, parcel boundaries, and frontage are subject to survey confirmation.
- **Environmental and Site Conditions:** Buyers are encouraged to complete their own environmental and site investigations as part of standard due diligence.

PHOTOS - AERIAL

PHOTOS - EXTERIOR

PHOTOS - EXTERIOR 2

CONTACT US

Additional property information, including available site documentation, is available on request. To schedule a site tour or to discuss the offering, contact the listing agent directly.

Contact Us

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